



Town of Newcomb Comprehensive Plan

Community Survey Public meeting
July 31st, 2019



- **Comp. Plan Overview**
- **Current Comp. Plan**
- **Comp. Plan Process**
- **Community Engagement**
- **Committee**



- **Comp. Plan Overview**

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Welcome to the Office of Planning and Development

The Office of Planning and Development increases resilience and sustainable growth of New York communities by advancing progressive land use solutions, community-based development and building standards and codes. This is accomplished through partnerships with community-based organizations, academia, governments including development, natural resource and social service agencies and other stakeholders.

▼ Division of Planning

Thought Leadership for New York's Economic Future and Community Resilience.



The Division of Planning undertakes planning resulting in catalytic public and private projects that stimulate community revitalization – as identified and prioritized by the New York Rising Community Reconstruction Program (NYRCR), Regional Economic Development Council (REDC) strategies, Local Waterfront Revitalization Programs (LWRP) or Brownfield Opportunity Area (BOA) plans.

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Zoning and the Comprehensive Plan

JAMES A. COON LOCAL GOVERNMENT TECHNICAL SERIES

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ZONING AND THE COMPREHENSIVE PLAN

Introduction

New York's zoning enabling statutes (the state statutes which give cities, towns and villages the power to enact local zoning laws)¹ require that zoning laws be adopted in accordance with a comprehensive plan. The comprehensive plan should provide the backbone for the local zoning law.

To understand the power to zone, one must understand the comprehensive plan. The comprehensive plan is the culmination of a planning process that establishes the official land use policy of a community and presents goals and a vision for the future that guides official decision-making. The comprehensive plan invariably includes a thorough analysis of current data showing land development trends and issues, community resources, and public needs for transportation, recreation, and housing. Zoning is merely one method – albeit an important one – for implementing the goals of the plan. Having a comprehensive or well-considered plan ensures that forethought and planning precede zoning and zoning amendments.

Comprehensive Plan Statutes

Town Law §272-a
Village Law §7-722
General City Law §28-a

A comprehensive plan can be prepared using either state statute or common law rules for plan preparation. Municipalities that choose not to utilize the formal process provided in the State enabling statutes must nonetheless comply with the older, more general statutory requirement that zoning must comport with a "comprehensive plan". They do this by referring to the substantial body of court decisions which historically have provided New York's understanding of the comprehensive plan. In either instance, a comprehensive plan that is kept current is necessary before a local government can lawfully adopt or amend zoning.

This publication describes how the terms "comprehensive plan" came into being, analyzes case law to determine how the courts have defined the term, and explains how a formal comprehensive plan is adopted under the enabling statutes.

Historical Perspective

In describing the historical development of zoning and the events precipitating the adoption of New York's first zoning enabling act, Edward M. Bassett wrote:

It may fairly be said, however, that the zoning enabling act embodied in the New York City charter and the building zone resolution of that city constituted the first comprehensive zoning of height, area, and use in this country.²

Bassett described earlier land use regulations as having a single purpose only--such as to establish height limitations, or to prohibit certain uses.³

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DEFINING A COMMUNITY THROUGH THE PLAN

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Beginning in 1993, the State Legislature enacted statutes which, for the first time, defined the "comprehensive plan", described the items for inclusion and outlined the procedures for local adoption.³ The local legislative body has the authority to adopt the comprehensive plan and use it as a guide in developing zoning and other land use regulations. The comprehensive plan would also serve as a guide for local and state agency decision-making.⁴ Indeed, in conducting environmental reviews, state and local agencies must determine whether their actions or approvals conflict with the community's plan.⁵

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Beginning with the comprehensive plan, the local legislative body is described to adopt the comprehensive plan and use it as a guide in developing zoning and other land use regulations. The comprehensive plan allows a locality to define its community and establish binding long-term goals for development.

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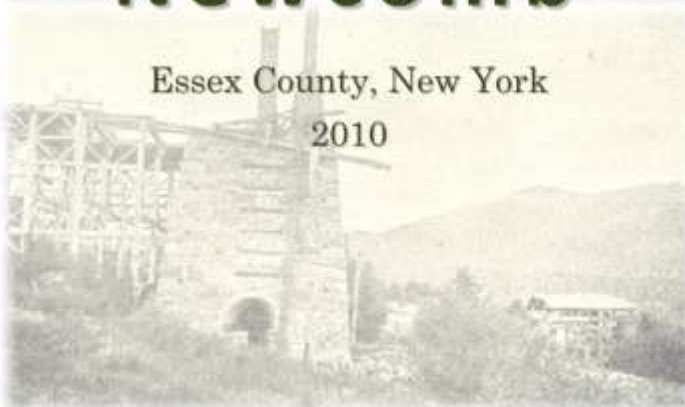
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COMPREHENSIVE PLAN



Town of Newcomb

Essex County, New York
2010

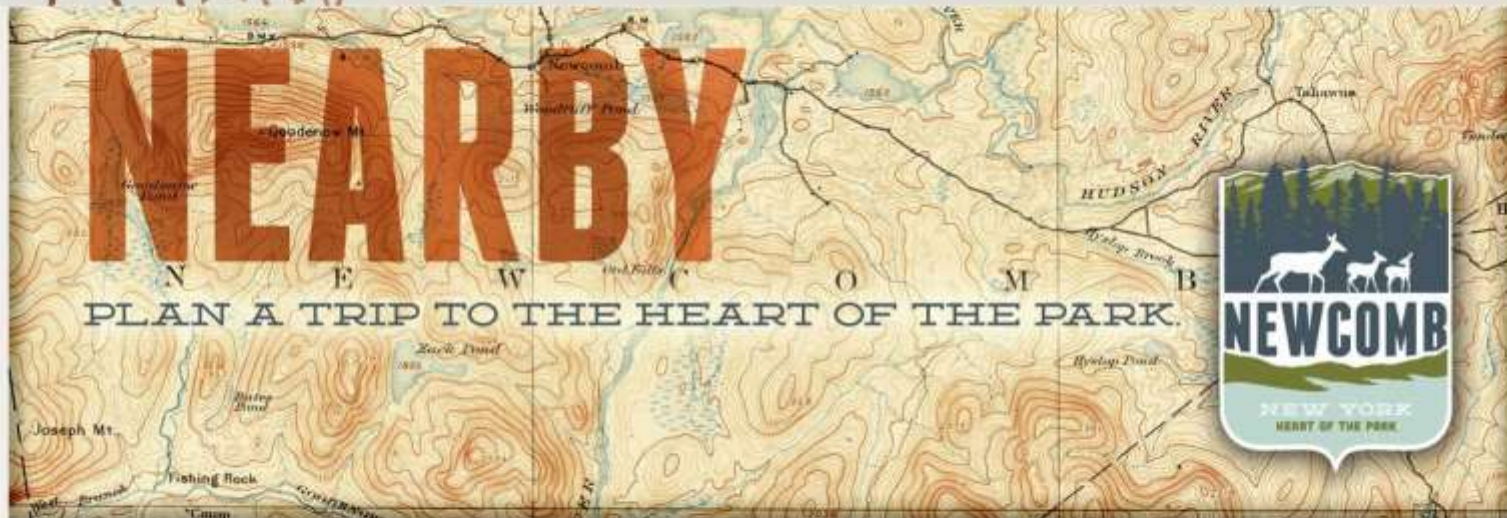


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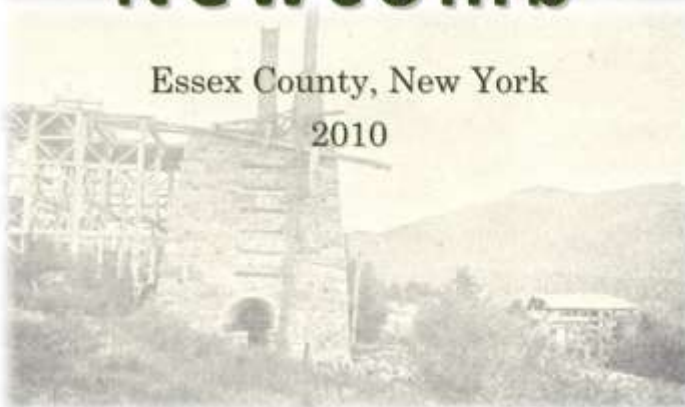


COMPREHENSIVE PLAN



Town of Newcomb

Essex County, New York
2010



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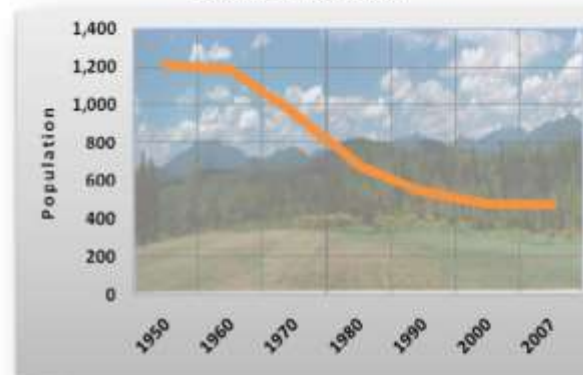
approved Local Land Use Program that seeks to conserve its resources and promote economic synergy. By adopting such a plan, the Town has retained review authority, and therefore local control, over some land use and development decisions.

In addition to the Town and APA, the New York State Department of Environmental Conservation (DEC) plays a major role because it is responsible for managing the $\pm 70,000$ acres of Forest Preserve in the Town. The Forest Preserve is divided into units for management purposes. The DEC prepares a Unit Management Plan (UMP) for each unit and invites the Town to participate in the planning process. There are three (3) UMPs within the Town of Newcomb.

2.2 Population

In 1950, Newcomb had over 1,200 year-round residents. Just 30 years later, the Town's population was less than half that. Today, the U.S. Census Bureau estimates that 475 people now call Newcomb home. Additionally, there are approximately 179 seasonal residences in the Town. Assuming an average of 2 persons per unit, the Town's population nearly doubles at the height of the summer season. Currently, Newcomb's population density is roughly two (2) people per square mile. In comparison, Essex County has a population density of 19 people per square mile, while New York State has 414 people per square mile. Most of Newcomb's population is clustered along the NYS 28N corridor and around Goodnow Flow. Figure 2, *Population*, illustrates Newcomb's population decline over the last 50 years. This loss coincides with the decline and eventual closure of NL Industries.

Figure 2 - Population

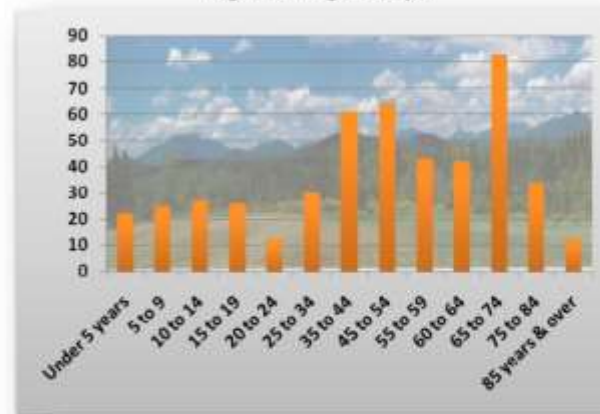


Source: U.S. Census Bureau

2.3 Demographics

As of the 2000 U.S. Census, there were approximately 245 females (50.9 percent) and 236 males (49.1 percent) living in the Town of Newcomb. These figures slightly vary from those of Essex County's where 49.1 percent of the population is male and 50.9 percent is female. The U.S. Census Bureau now estimates that there are 241 females and 230 males residing in the Town, a slight decrease.

Figure 3 – Age Groups



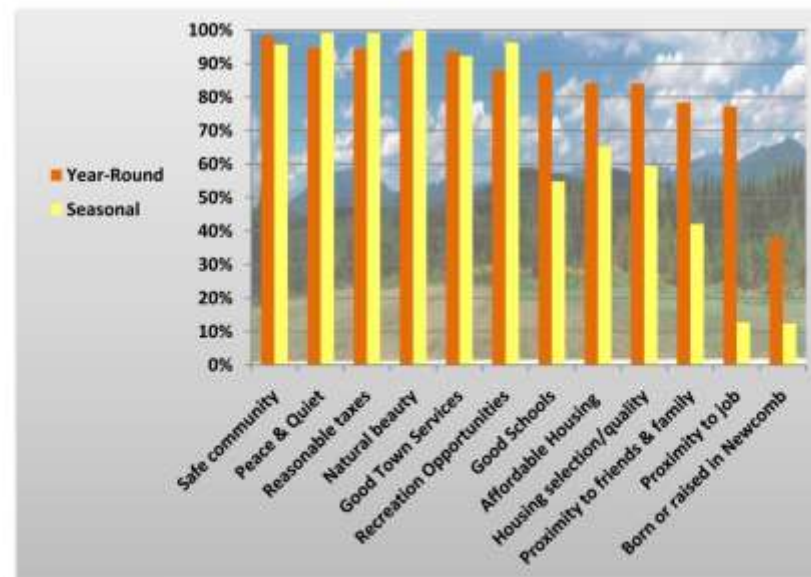
Source: U.S. Census Bureau

The median age in Newcomb is 51.4 years, which is approximately 15.5 years older than the median age in New York State. According to recent survey conducted by the Adirondack North Country Association and Adirondack Association of Towns and Villages, the median age of Adirondack Park residents is 43 years. As such, Newcomb's population is considerably older, on average, than that of the Park as a whole, and has one of the highest median ages in New York State. Figure 3, *Age Groups*, provides the number of individuals per age group for the town. The figure illustrates several interesting characteristics. Figure 3 illustrates that a large portion of Newcomb's residents are retirees and only a few young adults remain in the community after graduating high school. In fact, approximately 171 people, or nearly 36 percent are 60 years or older, while only 100 people, or approximately 20 percent, are under 20 years of age. This profile is similar to that found in Florida's retirement communities. This has important implications when considering what sort of economic future might be viable for the Town. It also has implications for the long-term viability of community institutions such as Newcomb Central School.

percent of seasonal residents worked full time and 45.6 percent were retired. The majority (36.1 percent) of seasonal residents responding to the survey were between the ages of 55-65. Approximately 31 percent were between 65-75 years old and 18.6 percent were between 45-54 years of age. When asked "what would it take for you to move to Newcomb?" 11.3 percent of seasonal residents said retirement, 6.2 percent said a gas station or job, 5.2 said a grocery store, and over 4 percent said cell phone service and year round access to home. Such amenities and/or services as a hardware store, farmers market, expanded internet services, and better access to emergency/medical services were also cited.

One goal of the community-wide survey was to better understand what influences an individual's decision to live and/or own property in Newcomb. As such, the survey asked participants to indicate the importance of various factors in their decision to reside in Town. Figure 25 illustrates the results for both year-round and seasonal residents. Among the most important factors (i.e., "very and somewhat important") for year-round residents were safe community (98 percent), peace and quiet (95 percent), reasonable taxes (94 percent), good school (94 percent), natural beauty (94 percent), and good town services (94 percent). The factors ranked equally high for seasonal residents, with the exception of good school (55 percent). Land owners ranked good schools, good town services, and peace and quiet as their most important factors.

Figure 25 – Very & Somewhat Important Factors for Living in Newcomb



that the district boundaries on the Town Zoning Map (Figure 19) are intended to follow parcel boundaries. The district boundaries do not exactly match the APA land use classification boundaries on Figure 18 (see Appendix I). These maps should be reconciled.

Table 6 - Town of Newcomb Zoning Districts

District Code	District Name	Permissible Uses
R-1	Residential 1	Single-family detached dwelling
R-1A	Residential 1A	Single-family, two-family, and multi-family dwelling units
RC-1	Residential /Commercial	Single-family, two-family, multi-family, and row dwelling units
R-1.3	Residential 1.3	Single-family
R-3.2	Residential 3.2	Single-family
R-8.5	Residential 8.5	Single-family
LC	Land Conservation	No as-of-right uses within this district
I	Industrial	Private sand/gravel/extraction, agricultural use/structures, and public utilities

While APA Classifications and Zoning Districts illustrate the allowable uses within a given area, actual land use characteristics were derived from the 2008 Essex County Real Property Tax Service data. According to the tax data, over 53 percent of the Town's land use is State owned Wild, Forested, conservation Land, and Public Parks (primarily Forest Preserve), and nearly 35 percent are privately owned Wild, Forested, conservation Land, and Public Parks. The six (6) commercial properties account for .01 percent of the total land use, and the 589 parcels taxed as residential account for a little more than one (1) percent of the total land use. Figure 20, *Land Use* (see Appendix I), illustrates the type and location of the various land uses listed below in Table 7.

Table 7 - Newcomb Land Use

Land Use	Total Parcels	% of Land Area
Commercial	6	0.01%
Community Services	27	9.21%
Public Service	8	0.13%
Recreation & Entertainment	5	0.08%
Residential	589	1.08%
Vacant Land	171	1.49%
Wild, Forested, Conservation Land and Public Parks (State Owned)	201	53.30%
Wild, Forested, Conservation Land and Public Parks (Privately Owned)	72	34.69%

Strengths are those available and valuable assets that should be preserved or improved on:

Strengths...

- Newcomb is a peaceful, quiet and serene community;
- Newcomb has many natural resources (i.e., rivers, lakes, forests, wildlife and mountains) and beauty;
- There are many outdoor recreational opportunities (hiking, x-country skiing, snowmobiling, fishing, camping, boating, skating);
- The Town has low taxes and relatively affordable year-round housing;
- Newcomb Central School is a good local school;
- The Adirondack Visitor Interpretive Center is a positive community resource;
- Huntington Forest is a positive community resource;
- Newcomb has many historic resources: Tahawus, Santanoni, Goodnow Mountain Fire Tower;
- The Town has its own municipally owned golf course;
- There exists a strong sense of community: small town atmosphere, helpful neighbors, volunteerism;
- The Town has good community services such as fire protection, snow plowing and summer youth program; and,
- Although public safety assets are limited, Newcomb is a safe place to live.

Weaknesses are drawbacks or short-term challenges that need to be addressed so that they do not cause long-term problems to the viability of either the quality of life or the economy of the area:

Weaknesses...

- Newcomb is geographically isolated;
- Lack of commercial facilities such as a gas station, full service grocery and restaurant/diner;
- Newcomb has an aging population;
- There is a high percentage of residents who do not live in the Town year round and so cannot take part in activities or contribute economically year-round;
- There are few businesses to provide jobs;
- There is limited water and sewer infrastructure;
- There are limited public safety assets;
- There is limited high speed internet access;
- There is a low traffic count on Rt. 28N; and,
- There is a lack of lodging.
- There is no sense of place along Rt. 28N due to non-existent streetscape and spread out facilities.

Opportunities are the long-range positive trends affecting the Town as well as the positive paths we might follow:

Opportunities...

- Develop and market a shared vision for Newcomb;
- Designate area for small scale commercial development and explore ways to attract such development;
- Develop and market Newcomb's historic resources;
- Drive vehicular traffic through Newcomb by signage;
- Implement and market snowmobile trail system;
- Market Newcomb's outdoor recreation resources, including disabled accessible facilities;
- Capitalize on Newcomb's green/sustainable potential (i.e. natural resources/the environment, forestry products);
- Further improve access to Santanoni for the disabled;
- Develop a Town Center with facilities such as a pool, library, internet access, youth room, meeting room and exercise facilities;
- Continue to explore ways to attract students to the school system;
- Explore employment generators such as backroom corporate facilities (e.g. call centers, redemption centers);
- Explore development of a business park for wood-based products such as wood pellets;
- Explore development of a business incubator equipped with technological infrastructure to attract new businesses;
- Form a Beautification Committee and spruce up roadways and town facilities to make them more attractive;
- Explore placing developmental homes in the Town as a way of generating employment;
- Develop a strategy for redevelopment of the NL Industries property, possibly as a green energy or manufacturing facility;
- Provide senior housing;
- Support heritage and environmental tourism and educational initiatives/activities between/among Newcomb's institutions (e.g. Huntington Forest, VIC, School, DEC, etc.);
- Potential expansion of golf course and inclusion of a restaurant;
- Opportunity for development of lodging;
- Opportunity for redevelopment of Lake Harris House; and,
- Potential for redevelopment of train track as a long-distance trail.

Threats are long-term weaknesses that can undermine attempts to meeting the goals established by Newcomb:

Threats...

- Closure of school due to small size, declining enrollment and operating costs;
- Aging population and lack of jobs leads to continuing spiral of economic decline followed by loss of population and decline in services, leading to further decline;
- Aging and lacking infrastructure such as water/sewer and roads leads to disinvestment, economic decline, and environmental degradation;
- Unsightly infrastructure and facilities leads to disinvestment and decline; and,
- Rising taxes if, for example, the State freezes payments on the Forest Preserve

6.0 A Vision for the Future

The Newcomb Comprehensive Plan Vision Statement provides a concise summary of what the Town wishes to achieve in the next ten years. In adopting this statement, it is worthwhile to first succinctly state what the Town is like today.

Newcomb Today

Located in the heart of the Adirondacks, Newcomb has transitioned in the last 30 years from a mining town to a second home community. In addition to its great natural beauty, Newcomb's assets include recreation facilities such as trails, lakes and streams, a state campground and a town golf course; historic facilities such as Santanoni and the Tahawus Historic Core Area; and the Adirondack Park Visitor Interpretative Center. Newcomb's innovative school system and the Huntington Wildlife Forest are also vital components of the Town.

Newcomb Tomorrow

Newcomb seeks to continue its redevelopment by focusing on year-round economic development opportunities capitalizing on the Town's natural resources, educational facilities, historic sites and recreation opportunities. The Town will improve its physical appearance and seek to create the infrastructure to attract sustainable, non-tourism based business and industry, leading in turn to a new generation of year-round residents who will take advantage of the Town's high quality of life. The Town seeks to take advantage of its pristine environment and cultural heritage to attract visitors as well. The Town will become a destination for heritage and environmental tourism, as well as a broad range of recreational enthusiasts.



-
- **Improve 28N**
 - **Improve cell service**
 - **Attract lodging**
 - **Attract dining**
 - **Attract external funding**

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NEARBY

PLAN A TRIP TO THE HEART OF THE PARK.

- [Application/Permit](#)
- [Comprehensive Plan](#)
- [GIS/Tax Maps](#)
- [Minutes](#)
- [Route 28H Enhancement Plan](#)
- [Town Code](#)



LATEST
NEWS



IN CASE OF
EMERGENCY

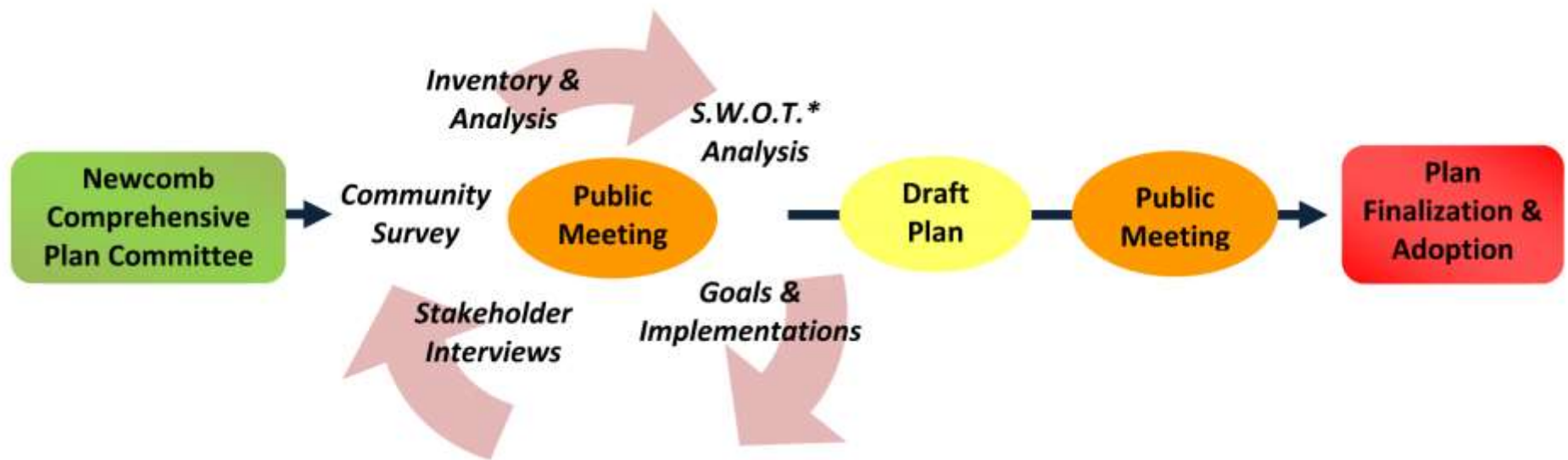




- **Establishes Town Vision**
- **Short- & Long-term goals**
- **Guides Zoning Law**
- **Protects character of town**
- **Attracts business & \$\$\$**



-
- **Comp. Plan Overview**
 - **Current Comp. Plan**
 - **Comp. Plan Process**





-
- **Comp. Plan Overview**
 - **Current Comp. Plan**
 - **Comp. Plan Process**
 - **Community Engagement**

TOWN OF NEWCOMB COMMUNITY SURVEY

The most recent Comprehensive Plan for the town of Newcomb was adopted in 2010. We are in the process of reviewing and revising that Comprehensive Plan with the goal of adopting a new plan in 2020. To help make this revised plan and the process creating it as strong and informed as possible, we are seeking input from all Newcomb residents.

Each resident of Newcomb, from students to seniors, is encourage to complete a survey, and additional copies are available at Town Hall or on line at www.newcombny.com

Please return your completed survey no later than August 31st, 2019:

- Drop off at Town Hall
- Mail to: Town of Newcomb
Attn: CP Survey, PO Box 405, Newcomb, NY 12852
- email to: cpsurvey@newcombny.com

All input is strictly confidential unless you would appreciate the opportunity to discuss your responses and thoughts in more detail with the committee, which is welcomed.

■ Please feel free to follow up with me

Name: marcia martin

Email: marciaellen@mac.com

Phone: 518-893-6403

☐ I would like my response kept confidential/anonymous

1. Regarding the Town of Newcomb's existing Comprehensive Plan* (check all that apply)

- I did not know Newcomb has a comp plan
- ☐ I knew Newcomb had a plan
- ☐ I attended public sessions during its creation in 2009
- ☐ I have read the plan
- I have not read the plan

2. Considering the last 10 years, how do you feel about the town of Newcomb?

- Things are generally getting better
- ☐ Things are generally getting worse
- ☐ Things are generally unchanged
- I like the direction of things happening in town
- ☐ I do not like the direction of things happening in town
- ☐ A lot has changed in the last 10 years
- Some things have changed in the last 10 years
- ☐ Nothing has changed in the last 10 years

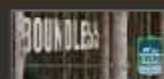
*You can find the current Comprehensive Plan on the Town of Newcomb website www.newcombny.com
Click the "Documents" tab on the top banner, and select Comprehensive Plan from the drop-down list.

PLAN A TRIP TO THE HEART OF THE PARK.



NEWCOMB

NEW YORK
HEART OF THE PARK



LATEST
NEWS



IN CASE OF
EMERGENCY



EARTH PATCH
Experience Newcomb



SURVEY
Comprehensive Plan



HIGH PEAKS GOLF
Opens in May...



FISHING ON THE HUDSON
Summertime!

Welcome to **NEWCOMB**



- **Comp. Plan Overview**
- **Current Comp. Plan**
- **Comp. Plan Process**
- **Community Engagement**

Essex County Map Viewer



Essex County Map Viewer



Essex County Map Viewer



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